

## CHAPTER 4. SPECIAL DISTRICTS

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## Article 4.1. General Provisions

### Sec. 4.1.1. District Intent Statements

#### A. Conservation Management (CM)

1. The CM District is intended to preserve and enhance land as permanent open space to meet the passive recreational needs of City.
2. All property within the district must be predominately unoccupied by buildings or other impervious surfaces.

#### B. Agriculture Productive (AP)

1. The AP District is intended to conserve agricultural land and undeveloped natural amenities while preventing the encroachment of incompatible land uses on farm land and other undeveloped areas.
2. The types, area and intensity of land uses in an AP District are designed to encourage and protect agricultural uses and the conservation of undeveloped areas.

#### C. Heavy Industrial (IH)

The IH District is intended to accommodate high-impact manufacturing, industrial or other uses, including extractive and waste-related uses, that by their nature create a nuisance, and which are not properly associated with or are compatible with nearby residential, mixed use or special districts.

#### D. Manufactured Housing (MH)

1. The MH District permits manufactured homes in manufactured home parks and manufactured home subdivisions.
2. The MH District is provided to ensure a suitable living environment in manufactured home developments and to ensure the compatibility of such developments with adjacent property.

#### E. Campus (CMP)

1. The CMP district is established to allow for growth and development of colleges and universities and other campus-like uses such hospitals while protecting the larger community, nearby neighborhoods and the environment from impacts accompanying major new development.
2. The CMP district allows for flexible placement of buildings, and unified treatment of signs, open space, landscaping and other site elements that may be recognized through a master plan.
3. Retail, restaurant and commercial uses are allowed, such uses are intended primarily for the convenience of employees or users of the district.
4. Development is encouraged to reduce auto use, mitigate environmental impacts, conserve energy resources and achieve visual continuity in the siting and scale of buildings.

#### F. Planned Development (PD)

The PD District is intended as a relief mechanism from the prescriptive standards of a general use zoning district and is intended to be used to achieve a higher quality of project design than could be accomplished through the strict application of a general use district or set of general use districts, without adversely impacting the adequate facilities required to serve the property and surrounding area.

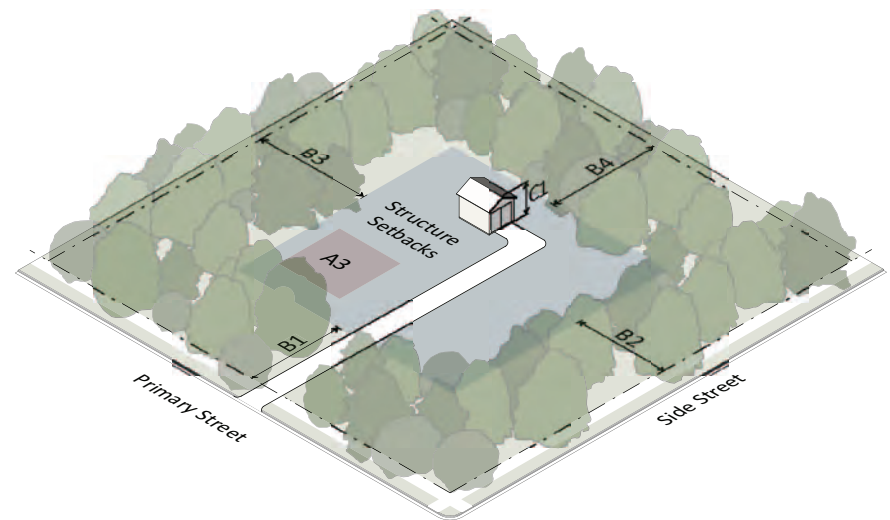
## Article 4.2. Conservation Management (CM)

### Sec. 4.2.1. General Provisions

- A. Prior to the approval of any subdivision plan or site plan on a site two acres or greater in size, whichever occurs first, the property owner shall delineate a minimum of 30% of CM-zoned land as primary tree conservation area.
- B. The remaining 70% of the CM-zoned land not in a tree conservation area may either be developed pursuant to this section or part or all of the remaining 70% may, at the election of the owner, be established as primary tree conservation area.
- C. All CM-zoned primary tree conservation areas shall have tree cover by either preserving existing trees with a basal area of at least 30 square feet per acre as determined by increments of 50 feet in length or if such trees are not present, shall be planted with shade trees in accordance with [Sec. 9.1.9.](#)
- D. Watercourse buffers under [Sec. 9.2.3](#) must be established along all primary and secondary watercourses.

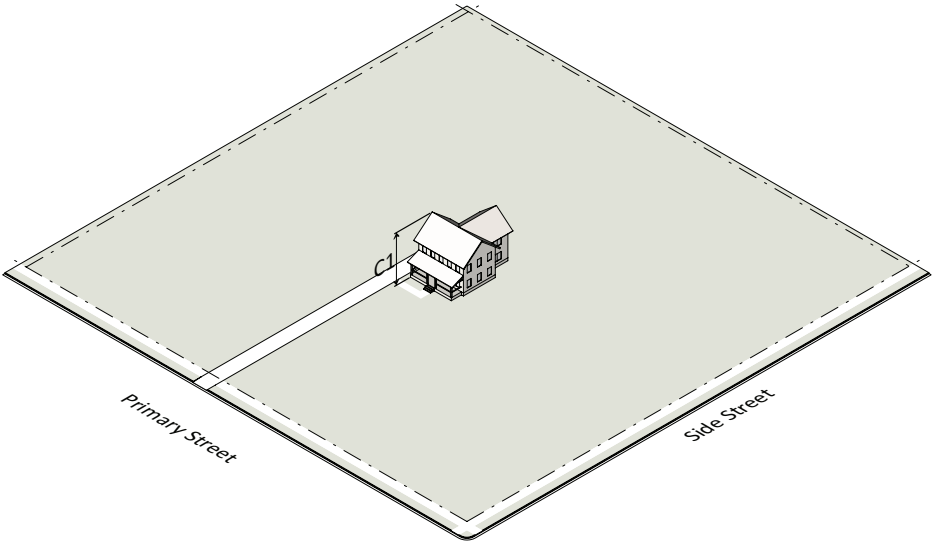
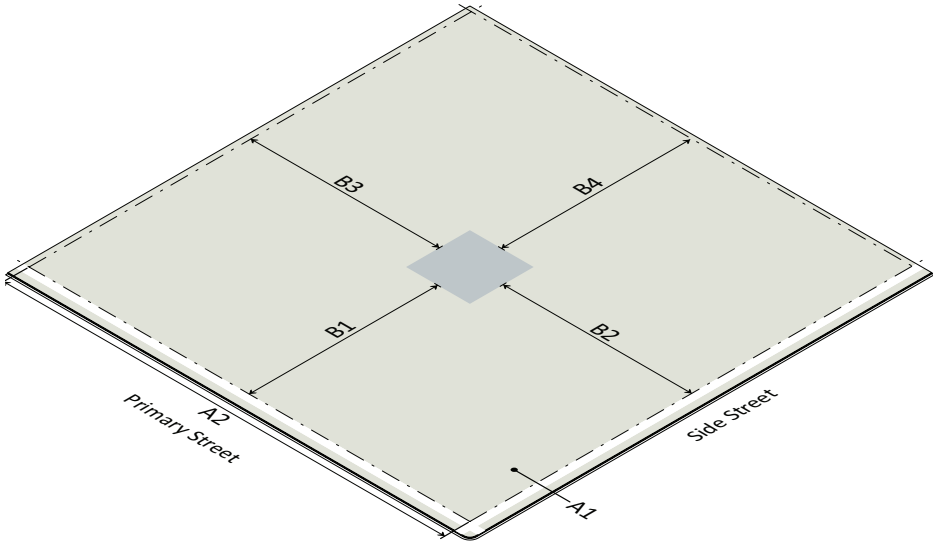
### Sec. 4.2.2. Open Lot

CM	
<b>A. Lot Dimensions</b>	
A1 Area (min)	no minimum
A2 Width (min)	no minimum
A3 Building coverage (max)	5%
<b>B. Protective Yard</b>	
B1 From primary street (min)	50'
B2 From side street (min)	50'
B3 From side lot line (min)	50'
B4 From rear lot line (min)	50'
<b>C. Height</b>	
C1 All buildings/structures (max)	40'
<b>D. Allowed Building Elements</b>	
None	
A primary street, side street, or rear lot line that adjoins any street must comply with the planting requirements for a SHOD-1 under <a href="#">Sec. 5.3.1.F.</a>	



Article 4.3. Agriculture Productive (AP)

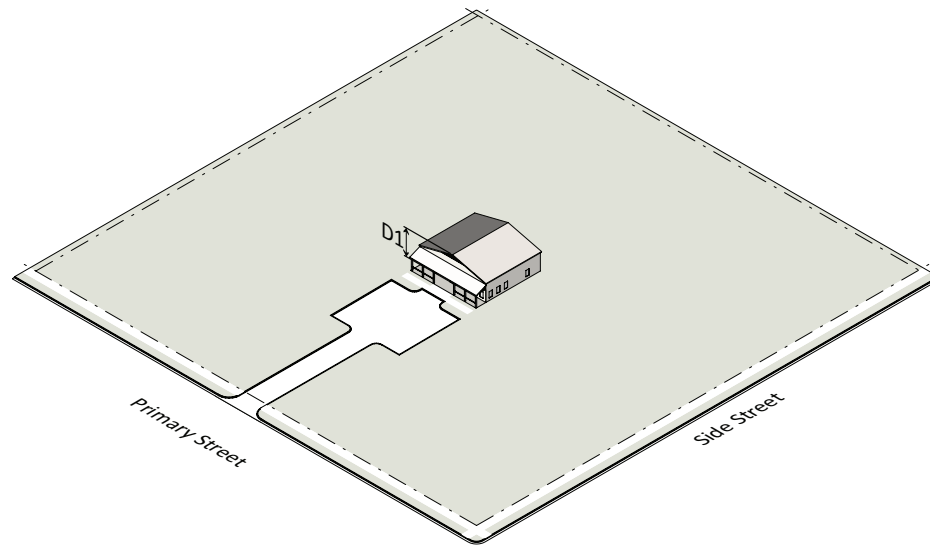
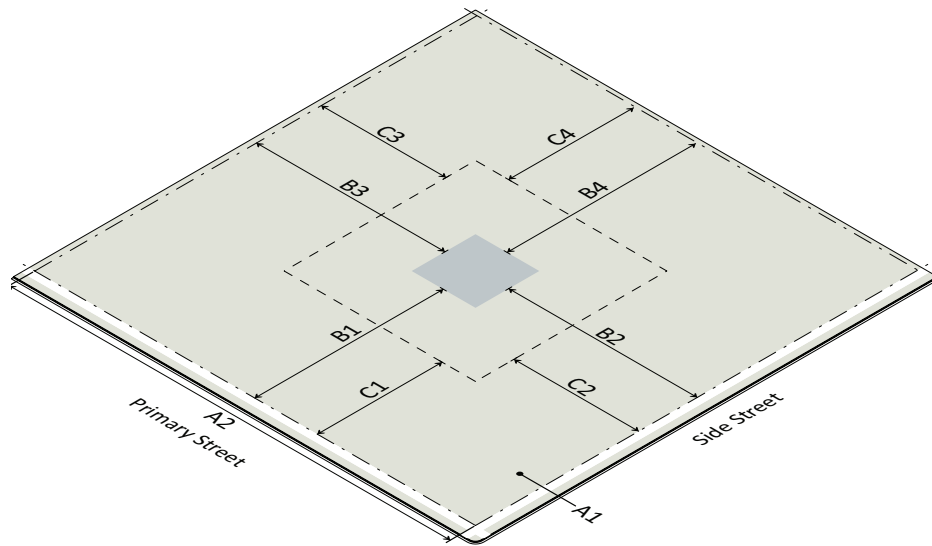
Sec. 4.3.1. Detached House



AP		
A. Lot Dimensions		
A1	Area (min)	125,000 sf
A2	Width (min)	350'
A3	Density (max)	1 unit per agriculture tract
B. Building/Structure Setbacks		
B1	From primary street (min)	150'
B2	From side street (min)	150'
B3	From side lot line (min)	150'
B5	From rear lot line (min)	150'

AP		
C. Height		
C1	All structures (max)	40' / 3 stories
D. Allowed Building Elements		
Porch, stoop		
Balcony		
See <a href="#">Sec. 1.5.11</a> for specific building element requirements.		

### Sec. 4.3.2. General Building

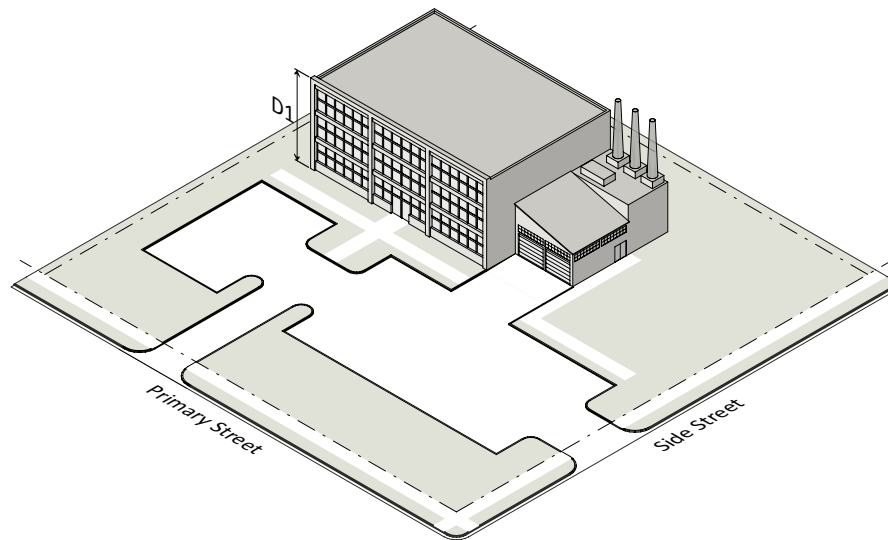
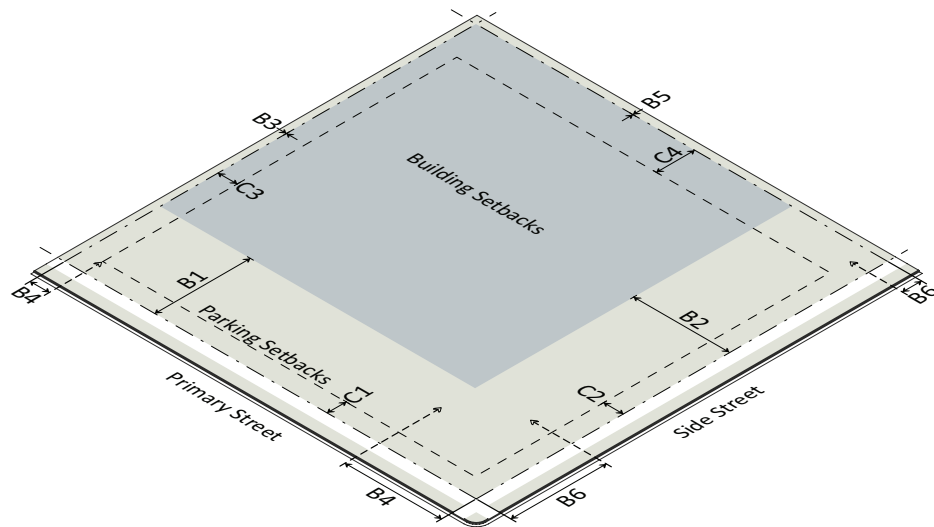


AP	
<b>A. Lot Dimensions</b>	
A1 Area (min)	100,000 sf
A2 Width (min)	350'
<b>B. Building/Structure Setbacks</b>	
B1 From primary street (min)	150'
B2 From side street (min)	150'
B3 From side lot line (min)	150'
B4 From rear lot line (min)	150'
<b>C. Parking Setbacks</b>	
C1 From primary street (min)	100'
C2 From side street (min)	100'
C3 From side lot line (min)	100'
C4 From rear lot line (min)	100'

AP	
<b>D. Height</b>	
D1 All structures (max)	40' / 3 stories
<b>E. Allowed Building Elements</b>	
Balcony	
Gallery, awning	
See <a href="#">Sec. 1.5.11</a> for specific building element requirements.	

## Article 4.4. Heavy Industrial (IH)

### Sec. 4.4.1. General Building



IH	
<b>A. Lot Dimensions</b>	
A1 Area (min)	n/a
A2 Width (min)	n/a
<b>B. Building/Structure Setbacks</b>	
B1 From primary street (min)	50'
B2 From side street (min)	50'
B3 From side lot line (min)	0'
B4 Sum of side setbacks (min)	40'
B5 From rear lot line (min)	0'
B6 Sum of rear and primary street setbacks (min)	70'
<b>C. Parking Setbacks</b>	
C1 From primary street (min)	10'
C2 From side street (min)	10'
C3 From side lot line (min)	10'
C4 From rear lot line (min)	10'

IH	
<b>D. Height</b>	
D1 All structures (max)	50' / 3 stories
<b>E. Allowed Building Elements</b>	
Balcony	
Gallery, awning	
See <a href="#">Sec. 1.5.11</a> for specific building element requirements.	
<b>F. Protective Yards</b>	
A Type B1 or B2 transitional protective yard ( <a href="#">see Sec. 7.2.2.A</a> ) must be established where an IH- District abuts any other district other than another IH District.	
A Type C1 or C2 street protective yard ( <a href="#">see Sec. 7.2.2.B</a> ) must be established along all property lines abutting a public right-of-way.	

## Article 4.5. Manufactured Housing (MH)

### Sec. 4.5.1. Site Size, Residential Density and Land Use

- A. A manufactured home development must be at least 10 acres in size and be devoted to the following uses:
  - 1. Leasing of space for manufactured homes;
  - 2. Manufactured homes for rent or sale for use within the manufactured home development, provided that the sold manufactured home is connected to on-site utilities and the manufactured home remains on the site for a minimum of one year; and
  - 3. Unit ownership (condominium) pursuant to N.C. Gen. Stat. §47C.
- B. A manufactured home development may not exceed a density of six units per acre.
- C. A manufactured home development may contain accessory uses under [Article 6.7.](#)

### Sec. 4.5.2. Site Development Standards

#### A. Phasing

Every manufactured home development must contain at least 10 manufactured home spaces in each phase.

#### B. Streets, Sidewalks and Protective Yards

- 1. All manufactured home spaces and lots must front a street meeting the requirements of [Article 8.4.](#)
- 2. Sidewalks must provide pedestrian access within the development served and connect with public sidewalks, public streets and greenway access points.
- 3. A Type B1 or B2 transitional protective yard ([see Sec. 7.2.2.A](#)) must be established along all shared property lines.
- 4. A Type C1 or C2 street protective yard ([see Sec. 7.2.2.B](#)) must be established along all property lines abutting a public right-of-way.

#### C. Open Space Standards

##### 1. Minimum Acreage Required

- a. The required minimum outdoor open space provided for a manufactured home development shall be the greater of either:
  - i. 10% of the land area of the development, excluding dedicated rights-of-way unless density transfer is allowed from that right-of-way; or
  - ii. 435.6 square feet per unit.
- b. Required minimum open space may be conveyed to the government without reimbursement as part of a greenway easement.
- c. No off-street parking, drives or buildings shall be located in the open space, except when required to serve recreation facilities.

##### 2. Open Space Configuration

- a. With the exception of parks and greenways dedicated to the City, the minimum average open space quotient may not be less than 75 feet. The minimum open space quotient shall be calculated by dividing the square footage of open space used to comply with this requirement by one-quarter of the linear footage of its periphery.
- b. A minimum of one-third or two acres, whichever is less, of the required open space must be in one continuous part with a maximum average slope of eight percent or less.

##### 3. Location

- a. The required open space must be contiguous to the manufactured home development.
- b. In the event that a manufactured home development is divided by a Thoroughfare, the amount of required open space for the tracts created by the Thoroughfare shall be allotted to those tracts in the same proportion as the units approved to be located on each tract.

#### D. Grading and Drainage Plan

- 1. A grading and drainage plan allowing positive drainage away from the manufactured home pad shall be approved by the City prior to any grading around any manufactured home pad.

2. The surface of each manufactured home space shall have a manufactured home stand or pad graded for proper drainage and shall be covered by a paved slab or compacted earth, gravel or crushed stone adequate to meet Building Code requirements for foundation footings for manufactured homes. The remainder of the space shall be graded for drainage and graded areas grassed or otherwise provided with protective cover to prevent erosion.

#### **E. Clearing of Drainage Ways**

During the construction, preparation, arrangement and installation of improvements and facilities in a manufactured home development, the stream bed of each stream, creek or backwash channel contiguous to the manufactured home development shall be maintained in an unobstructed state and the channel and banks of the stream shall be kept free of all debris, logs, timber, junk, and other accumulations of a nature that would, in time of flood, clog or dam the passage of waters in their downstream course. Installation of appropriately sized stormwater drains, culverts, bridges or dams for water impoundments shall not be construed as obstructions in the stream.

#### **F. Floodplain Evacuation Plan**

An evacuation plan must be filed with the Wake County Office of Emergency Preparedness indicating alternative vehicular access and escape routes from manufactured home developments located within floodprone areas.

#### **G. Utilities and Sanitary Services**

All utility installations shall comply with applicable codes of the City, Wake County and the State of North Carolina, and the requirements of the North Carolina Utilities Commission.

1. Each manufactured home space shall be connected to all utilities provided including water and sanitary sewer.
2. Each manufactured home development shall connect to the City water system, and either the City sewer system if available or a community sewer system. All sewage wastes from each manufactured home development including wastes from toilets, showers, bathtubs, lavatories, wash basins, refrigerator drains, sinks, faucets, and water-using appliances not mentioned here shall be piped into the manufactured home development sewage disposal system or City utility system.

### **Sec. 4.5.3. Manufactured Home Space Standards**

#### **A. Minimum Lot Size**

The required minimum lot area is 7,260 square feet per unit.

#### **B. Height**

No building or structure may exceed a height of 40 feet.

#### **C. Setbacks**

##### **1. Manufactured Home**

Each manufactured home shall comply with the following setbacks.

- a. Primary street and side setback: 20 feet minimum.
- b. Interior side setback: five feet minimum.
- c. Rear setback: 20 feet minimum.
- d. Building to building separation may be no less than 20 feet.

##### **2. Other Buildings and Uses**

Buildings and uses located in a manufactured home development, other than manufactured homes, shall not locate within 30 feet of a manufactured home or 20 feet of a street right-of-way.

#### **D. Skirting**

1. Foundation skirting shall be installed around all sides of a manufactured home and shall be uninterrupted except for required ventilation and access.
2. Foundation skirting shall consist of brick, stone, siding material consistent with the siding material used on the structure, or any rigid weatherproof material providing a solid barrier between the underside of the manufactured home and the stand.

#### **E. Accessory Structures**

1. A detached accessory structure, including but not limited to storage shed, storage tank, greenhouse, horse stall, or gazebo, may be located within 10 feet of the manufactured home it is an accessory to but may not exceed 100 square feet in size.



2. No detached accessory structure may be located within 10 feet of any other structure, including other manufactured homes.
3. Open structures, including but not limited to a deck, porch, stairway or any noncombustible awning, eave or carport, that exceed 3½ feet in height shall not be located within 10 feet of another manufactured home or 10 feet of another open structure associated with another manufactured home.
4. Garages may not exceed 300 square feet in size and may not be located within 20 feet of another manufactured home or 10 feet of an open structure associated with another manufactured home. Garage and carport placement must comply with the standards of [Sec. 1.5.12.](#)
5. No structure that exceeds 3½ feet in height is allowed to be located in the space between the manufactured home and the public right-of-way or private street.

#### **F. Unit Numbering**

Unit numbers for each manufactured home shall be installed in accordance with [Sec. 7.3.13.K.](#)

## Article 4.6. Campus (CMP)

### Sec. 4.6.1. Campus Areas

#### A. Single Entity

1. Each CMP District must be under the control of a single entity, whether a governmental, medical or higher learning educational facility.
2. Each CMP District must either have a minimum site area of five acres or one or more contiguous City blocks.
3. In the event that a portion of the property zoned CMP District is sold to a third party who is not a governmental, medical or higher learning facility (thereby becoming non-compliant with this Article), the non-compliant property must be rezoned.

#### B. District Dimensional Standards

The controlling entity must follow the district standards below.

1. Building height: 50 feet or 3 stories maximum.
2. Primary street setback: Five feet minimum.
3. Side street setback: Five feet minimum.
4. Interior side or rear setback: 10 feet minimum.

#### C. Neighborhood Transitions

Neighborhood transitions under [Article 3.5](#) apply to a CMP District.

### Sec. 4.6.2. Modification of District Standards

#### A. Master Plan Required

The CMP District standards may be modified through City Council approval of a CMP Master Plan under [Sec. 10.2.4](#). A CMP Master Plan allows modification of the district dimensional standards above and the following elements:

#### B. Height

1. A CMP Master Plan may include one or more of the following height designations. The designations establish the maximum height of buildings and structures in stories and feet within the District. For example, CMP-7 has a maximum height limit of seven stories or 90 feet.

- 3 3 stories / 50 feet max
- 4 4 stories / 62 feet max
- 5 5 stories / 75 feet max
- 7 7 stories / 90 feet max
- 12 12 stories / 150 feet max
- 20 20 stories / 250 feet max
- 40 40 stories / 500 feet max

2. Height on the edges of the CMP District should be compatible with adjacent development, and consider existing built patterns, mass, scale and character.

#### C. General Development Standards

A CMP Master Plan may modify the following requirements of [Chapter 7](#):

1. [Article 7.1](#). Parking. The entire campus may be treated as a single development for the purposes of calculating and sharing required parking.
2. [Article 7.2](#). Landscaping.
3. [Article 7.3](#). Signs.
4. [Article 7.4](#). Site Lighting.
5. [Article 7.5](#). Outdoor Storage and Display.

#### D. Street and Blocks

A CMP Master Plan may modify the following requirements of [Chapter 8](#):

1. [Article 8.3](#). Blocks, Lots, Subdivision Access.
2. [Article 8.4](#). New Streets.
3. [Article 8.5](#). Existing Streets.

### Sec. 4.6.3. Application Requirements

- A. In addition to a rezoning application, a CMP Master Plan application must include the following required elements. More than one required element may be combined onto a single plan so long as legibility is not adversely impacted.
  1. Vicinity Map.
  2. Existing Conditions Map.
  3. Street and Block Plan.

4. General Layout Map delineating the boundaries of all district boundaries including height and frontage designations (if any). In lieu of designating frontages on the General Layout Map, a more fine-grained map may be included that specifies the maximum and minimum building setback lines for all structures and parking areas.
  5. Development Plan showing the proposed location of buildings.
  6. Pedestrian Circulation Plan.
  7. Parking Plan.
  8. Open Space Plan.
  9. Tree Conservation Area Plan.
  10. Major Utilities Plan.
  11. Generalized Stormwater Plan.
  12. Phasing Plan, if more than one phase is contemplated.
  13. An illustrative three-dimensional model or rendering that shows building elevations, location of streets and prominent site features. The three-dimensional model must illustrate the potential massing and scale of the proposed development, but will not be regulatory.
  14. Common Signage Plan (see [Sec. 7.3.16.H](#)).
- B. Each application must also include the following:
1. The specific standards intended to be modified as part the approval process. If a standard is not listed as being modified, then the standard is considered applicable and must be adhered to. However, subsequent requests for alternative compliance and variances may still be submitted.
  2. The proposed maximum number of dwelling units by block.
  3. The proposed maximum square footage of nonresidential floor area by block.
  4. A general description of how the CMP District complies with the Comprehensive Plan.
  5. A description of how the CMP District meets the intent of [Sec. 4.1.1.E](#).

## Article 4.7. Planned Development (PD)

### Sec. 4.7.1. Establishment of a PD District

A PD District is a customized general use zoning district or set of general use zoning districts that must be approved along with a Planned Development Master Plan in accordance with [Sec. 10.2.4](#).

### Sec. 4.7.2. Modification of Standards

- A. Except as noted in this Article, development in a PD District must conform to all applicable provisions of this UDO.
- B. The PD District allows modification of the following, as approved by the City Council under [Sec. 10.2.4](#):
  1. [Chapter 2](#): Residential Districts;
  2. [Chapter 3](#): Mixed Use Districts;
  3. [Chapter 6](#): Use Regulations;
  4. [Chapter 7](#): General Development Standards; and
  5. [Article 8.3](#). Blocks, Lots, Subdivision Access.
  6. [Article 8.4](#). New Streets.
  7. [Article 8.5](#). Existing Streets.
- C. A PD district may be of any size. A PD District that specifies a single structure must include a mixed use building type. A PD District that includes multiple buildings must include at least one of the following building types: townhouse, apartment, mixed-use building or a general building. For a PD District with multiple buildings, at least two building types must be included in the first phase of development.
- D. Proposed density modifications in the districts that permit residential uses may propose lower maximum densities than the district currently allows, but cannot propose densities that exceed the district maximum.
- E. Proposed use changes may remove a use or convert a permitted or limited use to a special use, or convert a permitted use to a limited use, but cannot allow a prohibited use, make a special use a permitted or limited use, or make a limited use a permitted use.
- F. Proposed modifications to the street cross-sections within [Article 8.4](#) may only be requested for Sensitive, Local and Mixed Use Streets. Major Streets,

Industrial and Service Streets and Accessways may not be modified or altered. The approval of alternative street cross-sections and minimum block length standards may not cause the Level of Service to fall below Level of Service D (LOS "D").

- G. Each Planned Development is required to provide at least 10% of the gross site area as open space. This open space shall adhere to [Sec. 2.3.8](#).

### Sec. 4.7.3. Allowed Sign Modifications

Within a PD District, the requirements of [Article 7.3](#) may be modified according to an approved common signage plan developed as part of the Master Plan. No modification shall be allowed until all of the following are met:

- A. A common signage plan under [Sec. 7.3.16.H](#) is provided.
- B. In lieu of the maximum signage area for ground signs as set forth in [Article 7.3](#), the Master Plan may allow up to 75 square feet of ground signage per 200 feet of street frontage adjoining any nonresidential or mixed use area identified on the Master Plan.
- C. There is no minimum setback requirement for buildings and structures to have a ground sign.
- D. No ground sign shall exceed 15 feet in height.
- E. No ground sign shall exceed 100 square feet in sign area.
- F. All ground signs shall comply with of [Sec. 7.3.16](#) and limitations on lines of copy and miscellaneous provisions of [Sec. 7.3.10](#).
- G. No premise shall exceed the maximum signage allowed for each premise by [Sec. 7.3.16.B](#).
- H. For awning, marquee, and canopy signs; directory signs; product and information signs; projecting signs; tract identification signs; wall signs; windblown signs, the height, sign size, the total sign area, may be modified, provided that:
  1. The modification is specified in the sign criteria;
  2. No maximum sign area, size or height may be increased over 100% from the maximums established in [Article 7.3](#) for that sign type; and
  3. The amount of allowable signage shall be transferred from allowable ground signage as set forth in [paragraph B. above](#), and this transfer shall be the exclusive amount of allowable signage.

- I. Signage located within 100 feet of the perimeter of the PDD District shall comply with all the provisions of [Article 7.3](#).
- J. For PD Districts five acres or more in size, a Low or Medium Profile Ground Sign not exceeding 10 feet may be specified in the approved Master Plan
- K. Permits for signs shall only be issued to one entity who is responsible for allocating signage to each premise. This entity shall keep an inventory of all existing signage and submit it to the City with each permit.
- L. If any amendment is made to the common signage plan, all existing signs that do not comply with the new sign criteria shall be removed within 30 days of approval of such amendment.
- M. Public street signs are allowed to have non-standard supports if a written agreement is submitted to and approved by the City. The agreement shall state that:
  - 1. Damaged signs shall be replaced by the property owners association within five days of being damaged or the City will replace them with standard signs and supports.
  - 2. All replacement costs shall be borne by the homeowners' association.
  - 3. The homeowners' association shall assume sole responsibility for any loss, injury or death or damage resulting from such use of non-standard supports and shall maintain insurance and agreement to indemnify the City, its officers, councilmen and employees.

#### Sec. 4.7.4. Application Requirements

- A. In addition to a rezoning application, a PD Master Plan Application must include the following required elements. More than one required element may be combined onto a single plan so long as legibility is not adversely impacted.
  - 1. Vicinity Map.
  - 2. Existing Conditions Map.
  - 3. Street and Block Plan.
  - 4. General Layout Map delineating the boundaries of all base zoning district boundaries including height and frontage designations (if any).
  - 5. In lieu of designating height and frontages on the General Layout Map, a Detailed Layout Map may be included that specifies the maximum and minimum building heights, maximum and minimum building setback lines

for all structures and parking areas, and locations of nonresidential land uses.

- 6. Description of modifications to base district use regulations made in accordance with [Sec. 4.7.2.E](#).
- 7. Development Plan showing the location of proposed building types.
- 8. Pedestrian Circulation Plan.
- 9. Parking Plan.
- 10. Open Space Plan.
- 11. Tree Conservation Area Plan, if the site is two acres in size or larger.
- 12. Major Utilities Plan.
- 13. Generalized Stormwater Plan.
- 14. Phasing Plan, if more than one phase is contemplated.
- 15. If residential lots to be created are less than 4,000 square feet in size, a Utility Service Plan shall be required.
- 16. An illustrative three-dimensional model or rendering that shows building elevations, location of streets and prominent site features. The three-dimensional model must illustrate the potential massing and scale of the proposed development, but will not be regulatory.
- 17. Common Signage Plan (see [Sec. 7.3.16.H](#)).
- B. Each application must also include the following:
  - 1. The specific standards intended to be modified as part the approval process. If a standard of this UDO is not listed as being modified, then the standard is considered applicable and must be adhered to. However, subsequent requests for alternative compliance and variances may still be submitted.
  - 2. The proposed maximum number of dwelling units by building type for each PD subdistrict.
  - 3. The proposed maximum square footage of nonresidential floor area by building type for each PD subdistrict.
  - 4. For all Master Plans that include a Mixed Use District, a general description of how the PD District complies with the Urban Design Guidelines for Mixed Use Developments in the Comprehensive Plan and the General Design Principles for PD Districts listed below.

5. A general description of how the PD District complies with the Comprehensive Plan.
6. A description of how the PD District meets the intent of Sec. 4.1.1.F.

### Sec. 4.7.5. General Design Principles

If applicable, the following general design principles will be considered when reviewing an application for a PD District:

- A. When at least 20 residential units are proposed, the project includes a variety of housing stock that serves a range of incomes and age groups, and may include detached houses, attached houses, townhouses, apartments, backyard cottages, and dwelling units above first floor commercial spaces.
- B. Uses are compact and well-integrated, rather than widely separated and buffered.
- C. Compatibility between different uses is achieved through effective site planning and architectural design.
- D. A variety of business types are accommodated, from retail and professional offices to live-work. Office uses vary from space for home occupations to conventional office buildings. Retail uses range from corner stores to larger format supermarkets.
- E. Special sites, such as those at a terminated vista, are reserved for public or civic buildings and spaces that serve as symbols of the community, enhancing community identity.
- F. The project includes a variety of street types designed to be accessible to the pedestrian, bicycle and automobile. Streets are connected in a way that encourages walking and reduces the number and length of automobile trips.
- G. Bicycle circulation is accommodated on streets and on dedicated bicycle paths, greenways or trails.
- H. Building facades spatially delineate the streets and civic spaces, and mask parking lots.
- I. Architecture and landscape design are based on the local climate, topography, history and building practice.
- J. The project includes open space as a significant element of the project's design. Formal and informal, active and passive open spaces are included. Open spaces may include, but are not limited to, squares, plazas, greens, preserves, farmers markets, greenways and parks.
- K. The project is compatibly integrated into established adjacent areas, and considers existing development patterns, scale and use.
- L. The project is a clearly identifiable or legible place with a unique character or unique tradition.
- M. Public art, including but not limited to monuments, sculpture and water features, is encouraged.
- N. Entertainment facilities, including but not limited to live music venues and theatres, are encouraged.